

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, April 14, 2010

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of March 2010 meeting minutes.

Public Informational Meeting

Major Land Development Project

1202 Jefferson Boulevard

Applicants: Raymond T. and Ann Mancini, and
Management Property and Investment Ventures

Location: 1202 Jefferson Boulevard

Assessor's Plat: 268

Lot(s): 352,371,393-396, 398-402 and 424

Zoning District: Light Industrial (LI)

Land Area: 193,574 square feet

Existing No. of lots: Twelve (12)

Proposed No. of lots: Two (2)

Engineer: Crossman Engineering, Inc.

Ward: 8

The applicant is requesting preliminary approval of a Major Land Development Project to demolish an existing 48,000 square foot, centrally located section of an existing building to create two separate buildings, with a subdivision to combine twelve (12) existing lots to create two (2) lots, with a building sited on each lot, with a shared driveway for the two lots.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance, having received approval from the Zoning Board of Review for less than required side and rear yard setback, less than**

required open space, greater than allowed driveway width and less than required parking.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer, with the following stipulations:

1) That the applicant shall record an administrative subdivision and cross easements for the project merging the twelve existing lots and creating two lots, with a shared driveway, prior to final approval.

2) That all plans submitted must comply with Section 3.02C of the Procedural and Technical Standards for the Practice of Land

Surveying in the State of RI and Providence Plantations, effective April 1, 1994.

3) That the applicant shall ensure that the fire protection systems remain and that the construction shall comply with all local, national and Rhode Island General Law.

4) Warwick Sewer Authority approval shall be required prior to final approval and all outstanding assessments and inspection fees shall be paid prior to final approval.

Public Meeting

Minor Subdivision

Point Avenue

Applicant: ANG Properties, Inc.

Location: 344 Point Avenue

Assessor's Plat: 333

Lot(s): 37, 38 & 39

Zoning District: Residential A-7

Land Area: 15,000 square feet

Number of lots: 2

Engineer: Commonwealth Engineers

Ward: 4

The applicant is requesting preliminary approval to demolish an existing dwelling and subdivide three lots to create two new lots for development in a Residential A-7 Zoning District. This application was continued from the March 2010 Planning Board meeting.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a**

public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That drainage calculations and mitigation measures demonstrating zero-net runoff shall be approved by the City Engineering Office prior to final approval.**
- 2) That a detail illustrating how the existing sewer service will be protected during demolition and construction shall approved by the Warwick Sewer Authority prior to final approval.**
- 3) That the existing water meter pit shall be removed.**
- 4) That the oak tree located at the northwesterly corner of Assessors Lot 37 shall be preserved and protected with drip-line tree protection during construction.**
- 5) That one new street tree shall be planted on each new lot prior to issuance of a Certificate of Occupancy; location, size, and species to be approved by the City's Landscape Project Coordinator and noted on final plan prior to recording.**

Public Meeting

Minor Subdivision

Winter Avenue

Applicant: Loans for Investment Properties LLC.

Location: 104 Winter Avenue & 955 West Shore Road

Assessor's Plat: 332

Lot(s): 471 – 474, 742 & 825

Zoning District: Residential A-7 & General Business

Land Area: 63,809 square feet

Number of lots: 3

Engineer: Louis Calcagni, PLS.

Ward: 4

The applicant is requesting preliminary approval to subdivide six lots with an existing business and residence to create three new lots; one lot zoned General Business with an existing business, one lot zoned Residential A-7 with an existing dwelling having less than the required front yard setback and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the

City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That one new 2 1/2" caliper street tree shall be planted on "Parcel A" and "Parcel B" prior to issuance of a Certificate of Occupancy**

(CO) and noted on final plan prior to recording; location, size, and species to be approved by the City's Landscape Project Coordinator.